

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2021, Legislative Day No. 19

Bill No. 97-21

Mr. David Marks, Councilman

By the County Council, November 1, 2021

A BILL
ENTITLED

AN ACT concerning

County Code – Design Review Areas

FOR the purpose of requiring the Design Review Panel to review development plans for proposed nonresidential developments located in certain areas of the Overlea-Rossville Commercial Revitalization District; and generally relating to the review of certain nonresidential development plans by the Design Review Panel.

BY repealing and re-enacting, with amendments

Section 32-4-204(c)
Article 32 – Planning, Zoning, and Subdivision Control
Title 4 – Development
Subtitle 2 – Development and Design
Baltimore County Code, 2015

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
[Brackets] indicate matter stricken from existing law.
~~Strike out~~ indicates matter stricken from bill.
Underlining indicates amendments to bill.

1 SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE
2 COUNTY, MARYLAND, that the Laws of Baltimore County read as follows:

3
4 ARTICLE 32 – PLANNING, ZONING, AND SUBDIVISION CONTROL

5 Title 4 – Development

6 Subtitle 2 – Development Review and Approval Process

7 Part I – Development and Design

8
9 § 32-4-204.

10 (c) A Nonresidential Proposed Development is subject to review under this section if the
11 proposed development is located in any of the following areas that are described by map in the
12 Comprehensive Manual of Development Policies:

- 13 (1) The Essex Commercial Revitalization District;
- 14 (2) The Catonsville Commercial Revitalization District;
- 15 (3) The Arbutus Commercial Revitalization District;
- 16 (4) The Pikesville Commercial Revitalization District;
- 17 (5) The Perry Hall Commercial Revitalization District;
- 18 (6) The Loch Raven-Baynesville section and the Loch Raven-Hillendale section
19 of the Loch Raven Commercial Revitalization District;
- 20 (7) THE OVERLEA-ROSSVILLE COMMERCIAL REVITALIZATION
21 DISTRICT AREA NORTHEAST OF INTERSTATE 695;
- 22 [(7)] (8) The South Towson (SOTO) Design Review Area, including review of
23 new construction projects;

1 [(8)] (9) The Historic East Towson Design Review Area;
2 [(9)] (10) The Honeygo Gateway Commercial Revitalization District;
3 [(10)] (11) The Liberty Road Design Review Area; or
4 [(11)] (12) The Dundalk Commercial Revitalization District.

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6 SECTION 2. AND BE IT FURTHER ENACTED, that the map dated October 26, 2021
7 showing the area of the Overlea-Rossville Commercial Revitalization District located northeast
8 of Interstate 695 and attached as Exhibit “A,” is hereby adopted by the County Council and shall
9 be added as a Design Review Panel Area to the Comprehensive Manual of Development
10 Policies.

11
12 SECTION 3. AND BE IT FURTHER ENACTED, that this Act, having been passed by
13 the affirmative vote of five members of the County Council, shall take effect on December 21,
14 2021.